

**TOWN OF BARRINGTON
PLANNING BOARD**

Minutes of the March 6, 2012 Meeting

7:00 p.m., Town Council Chamber

Open Meeting

The meeting was called to order at 7:20 p.m.

Present: Michael McCormick, Chairman, Michael Carroll, Seth Milman,

Jean Robertson, and Ina Suuberg

Absent: Edgar Adams, Christine O'Grady, Ann Strong and Lawrence Trim

Also Present: Solicitor Andrew Teitz, Town Planner Philip Hervey and Secretary Valerie Carroll

Consent Agenda

Mr. Carroll moved to approve the Consent Agenda, which included the following item:

„« Approve Minutes: February 7, 2012 Regular Business Meeting with the following revision: Mr. Carroll and Ms. Suuberg did not recuse themselves with regard to the Soper Administrative Subdivision item.

Ms. Suuberg seconded the motion and it carried unanimously (5-0).

Public Hearings

None

Old Business

None

New Business

Preliminary Plan 1V Minor Subdivision - Paul Baggott Trust 309 Rumstick Road.

Assessor's Plat 11, Lot 24

Bruce Cox, attorney for the applicant, explained that the applicant is proposing to subdivide an existing waterfront lot. The lot includes a house at the corner of Rumstick Road and Pheasant Lane, located at 309 Rumstick Road. The proposed lot would have frontage on Pheasant Lane, and includes coastal shoreline. Scott Rabideau, wetlands biologist with Natural Resource Services, Inc., explained that the wetlands on the property were "shrub wetlands", and are classified as an area susceptible to receiving storm flow. It was noted that site changes to or near the wetland area, such as paving, would require additional approvals from CRMC. Mr. Cox said a pool cabana structure behind the house on Rumstick Road would be relocated to conform with minimum setback requirements.

Mr. Carroll made the following motion:

"The Barrington Planning Board hereby grants Preliminary Plan

approval for the Paul J. Baggott Minor Subdivision, as depicted on plans titled "Minor Subdivision" for property approximately 146,000 square feet in size located on Rumstick Road and Pheasant Lane in the Town of Barrington, Rhode Island, Assessor's Plat 11, Lot 24, Residence 40 Zoning District. Plans by: George B. DuPont, #5 Wisteria Road, Coventry, RI, dated 6/15/11, scaled at 1"=40'. Approval is based upon the following findings of fact and conditions of approval:

Findings of Fact:

1. The proposed subdivision is consistent with the Comprehensive Community Plan in that the site is zoned for residential development with at least the minimum 40,000 square feet for each parcel (Residence 40 zoning), and the site is designated on the Future Land Use Map as "Low-Density Residential" (1 unit per acre);
2. The proposed subdivision is in compliance with the standards and provisions of the Barrington Zoning Ordinance, with the relocation of the pool cabana as depicted on the plan required to comply with minimum setback requirements;
3. There will be no significant negative environmental impacts from the proposed subdivision as shown on the Plans; however, Zoning Board of Review approval and Conservation Commission review may be required if development of the waterfront lot encroaches into the Town's minimum wetland setbacks.
4. All proposed lots would have adequate and permanent physical access to streets - Pheasant Lane and Rumstick Road.

Conditions of Approval

- 1. The pool cabana building on the lot with frontage on Rumstick Road shall be relocated, as depicted on the plans, to comply with the Town's minimum setback requirements;**
- 2. The building envelope shown on the waterfront lot shall be deleted from the plans, as construction within 100 feet of the wetland edge may require approval of a special use permit by the Zoning Board of Review.**
- 3. The plans shall be revised to include notes from the CRMC Preliminary Determination dated 9/19/11:**
 - a. The property falls within the jurisdiction of the RI Coastal Resources Management Program and Freshwater wetlands rules and regulations, and the following requirements;**
 - b. Any construction activities or vegetative clearing within 200 feet of a coastal feature will require CRMC review; and,**
 - c. Any construction or vegetative clearing within 10 feet of the shrub wetland should be avoided. Any activity that could negatively impact the wetland requires CRMC review.**
- 4. The plans shall be revised label the two proposed lots "Parcel A" and "Parcel B," and shall clearly state the Assessor's Plat and Lot of the subject parcel being subdivided, including the current land area of the original lot prior to subdivision."**

Mr. Milman seconded the motion and a vote was held:

Michael McCormick ¡V Yea

Michael Carroll ¡V Yea

Jean Robertson ¡V Yea

Seth Milman ¡V Yea

Ina Suuberg ¡V Yea

The motion carried, 5-0.

Reports & Special Items

Review State's Recommended Revisions to Comprehensive Permit Strategy

The Planning Board was supportive of having a joint hearing with the Town Council on April 2, 2012 to adopt the changes. Board members also suggested holding a workshop with the Council to review the proposed changes to the Zoning Map, prior to the Council holding a public hearing.

Discuss Comprehensive Plan Implementation

Mr. Hervey noted that the Appropriations Committee supported spending \$20,000 for implementation of the Comprehensive Community Plan; however, the \$25,000 for the Community Center is still being discussed.

Reports from Planning Board Members

Police Cove Park Committee

Mr. McCormick stated that the committee has met with VHB and will

be presenting their proposal to the Town Council at the March 12, 2012 meeting.

Comments - Board Members, Council Liaison & Town Planner

There were no additional comments.

Adjournment

Upon a motion by Mr. Carroll, with a second by Mr. Milman, the Board unanimously (5-0) voted to adjourn the meeting at 8:02 p.m.